

**Sutton Avenue,  
Tarleton**

  
**SMART MOVE**



Asking Price **£279,999**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)  
[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**





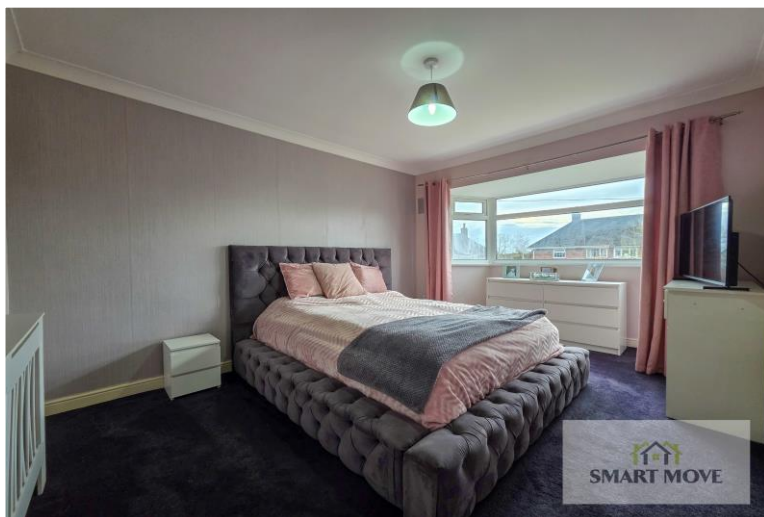
Smart Move are delighted to present For Sale this well presented three bedroom semi detached home, available with benefit of NO ONWARD CHAIN and a handy location on a quiet road, at the end of which are river-side countryside walks. The property is well presented throughout and move-in-ready for the next lucky owners, though there is certainly potential for the next owners to extend the property (subject to planning permission,) making it a home that you can grow with and make your own.

The internal layout of the property in brief include: entrance hall with staircase leading to the first floor and a built in cupboard beneath, lounge with bay window to the front of the property, modern fitted kitchen, separate dining room with French doors leading to the rear garden, utility room with external side access door and the ground floor WC completes the accommodation. To the first floor is a central landing with loft access point and built in storage cupboard, three bedrooms and the four piece family bathroom completes the accommodation.

As the property occupies a generous plot, it benefits from ample off road parking to the rear, as well as a larger than average rear garden of around 25m in length. The driveway is gravelled and can accommodate 3 or 4 vehicles, next to which is a lawned front garden which could be utilised as further parking space if preferred. To the left-hand side is gated access to a side patio area where there is a useful garden shed for storage and the main garden to the rear and boasts: a covered decking area, established lawned garden with fenced perimeter and another garden store at the end of the garden.

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Costa, Co-op and Spar, making this property within a "stones throw" of all local amenities.





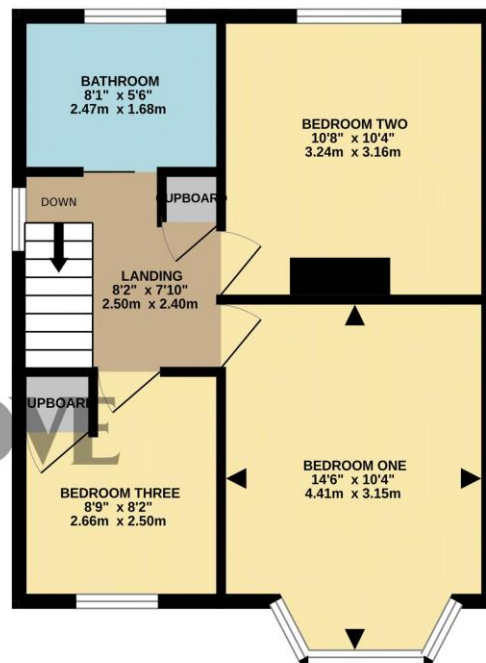
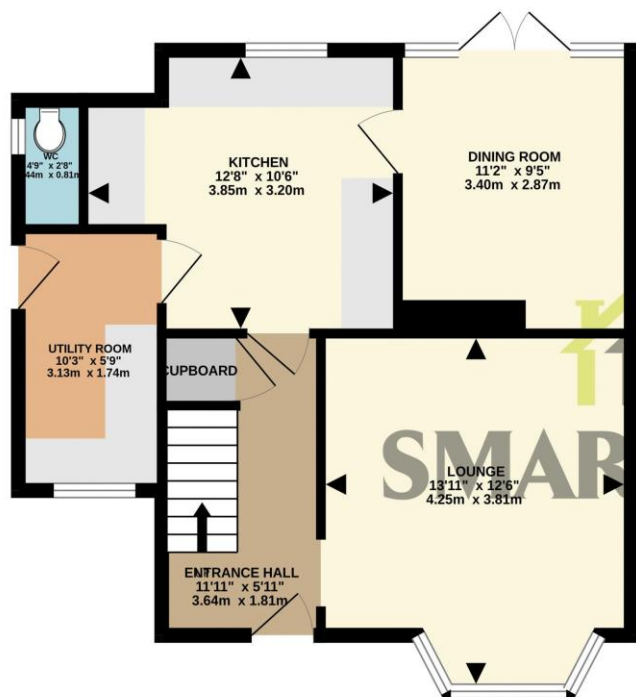
- \* Three Bedroom Semi Detached House**
- \* Close to River-Side Walks**
- \* Lounge, Dining Room, Kitchen & Utility Room**
- \* Potential for Extension (Subject to Planning Permission)**
- \* UPVC Double Glazing & Gas Central Heating**

- \* Larger than Average Garden**
- \* Ample Off Road Parking**
- \* Ground Floor WC & Four Piece First Floor Bathroom**
- \* No Onward Chain**
- \* Freehold, Council Tax Band B & EPC Rating C**



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove



PRSP  
Property  
Redress  
Scheme

Smart Move – Tarleton  
226a Hesketh Lane,  
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.